

Facilities Management
Courthouse Project

3000 Rockefeller Ave., M/S 404 Everett, WA 98201-4046 425.388.3087 www.snoco.org

Dave Somers
County Executive

Snohomish County Courthouse Renovation and Addition

Project Status Report October 2018 Update Scope, Schedule and Financial Reporting through September 2018

A. Executive Overview

Scope:

 Scope remains unchanged from that which was approved by the County Council on July 30th, 2018.

Budget Status:

- The total project budget remains at \$76.1 million. The only change to date is the reduction/removal of the Art Allowance.
- Actual costs to date (January 1st, 2016 to present) total approximately \$10.62 million or 13.9% of the project budget.

Schedule Overview:

- Hoffman received notice to proceed on July 30th.
- Substantial completion for Phase 1: February 3, 2020.
- Substantial completion for Phase 2: January 28, 2021.
- Completion dates reflect the zero-cost schedule extension resulting from the Western Washington Heavy Equipment Operators Local 302 strike.
- Since the last update, Hoffman has completed removal of the old detention home foundation, PCB contaminated soil removal and basement demolition and abatement. Hoffman is actively working on demolition / abatement for the new restroom, underpinning the existing foundation and installation of micro-piles.

Communications:

Courthouse Project Team members have worked with building users, the Courthouse Security Unit, and the Executive's Communications Office since mid-May to alert staff and public to the start and impacts of construction.

Methods of communication include:

- Weekly project update for building users and representatives of the Council and Executive's Office.
- Public Website: https://snohomishcountywa.gov/4094/Campus-Courthouse
- County Wide Pride articles.
- · All Hands emails from Facilities.
- Temporary signage on Campus and inside the Courthouse.
- Public and Staff Notices, posted to the website or attached to internal emails.
- Direct mail announcing construction start to the neighborhood.

The Project Team will continue to keep the public and County staff informed of major activities. Furthermore, in addition to the Council archiving this series of Council updates to Granicus, we are also distributing them via email to key building tenant contacts and archiving them to the project's public website.

B. Project Scope

This project will occur in two phases:

- Phase 1, currently under way, will be completed in early 2020.
 - New entry tower to the existing 1967 courthouse, to help right-size the building for the County's needs.
 - Seismic bracing for the existing courthouse via the addition (entry tower).
 - New jury assembly room, new accessible elevators, and a new public entry within the addition.
 - New, accessible restroom core within the existing courthouse.
- Phase 2 will begin in early 2020 and finish in early 2021.
 - Renovate the existing courthouse, to provide at least one accessible courtroom on each floor.
 - Seismic bracing via a shear wall on the building's south face.
 - Free up enough space within the existing courthouse for the limited provision of those separated circulations—public, private/staff, and secure/in-custody—which conform to modern courthouse operating practices.
 - Free up enough space within the existing courthouse to provide a permanent home for an existing superior court judicial seat.
- During both phases, as portions of the existing courthouse become available:
 - o Remodel of selected superior and district court courtrooms.
 - Refurbish the existing public elevators.

C. Budget Summary

The budget status for the project is shown in the chart below. Costs and budgets are through the end of September 2018

DAC	Category / Description		Estimate to Complete		Invoiced	Y	et to Spend
GCCM	Costs						
DAC	GCCM Direct Costs	1					
6005	Concrete Interwest	\$	4,490,500	\$	24,000	\$	4,466,500
6005	Masonry Henson	\$	220,160	\$	8,760	\$	211,400
6005	Exterior Stone Cladding Western Tile	\$	122,515	\$	23,127	\$	99,388
6005	Structural Steel Framing Steelkorr	\$	1,592,304	\$		\$	1,592,304
6005	Decorative Metal McClean	\$	212,308	\$	-	\$	212,308
6005	Finish Carpentry & Millwork Artec	\$	609,449	\$	-	\$	609,449
6005	Waterproofing Milwaukie Floors	\$	43,100	\$	-	\$	43,100
6005	Membrane Roofing Snyder	\$	421,450	\$	-	\$	421,450
6005	Architectural Sheetmetal Kenco	\$	1,406,415	\$	14.016	\$	1,392,399
6005	Doors, Frames & Hardware Builders Hardware	\$	364,625	\$	14,010	\$	364,625
6005	Overhead Coiling Grilles Zesbaugh	\$	13,463	\$	-	\$	13,463
6005	Folding Doors Won-Door	\$	150,848	\$	_	\$	150,848
6005	Aluminum Storefronts & Glazing	\$	1,596,784	\$		\$	1,596,784
6005	Gypsum Board Assemblies & Ceilings Alliance	\$	3,961,904	\$	39,338	\$	3,922,566
	71	\$		\$	39,330	\$	
6005	Tiling Division 9	\$	583,637 587,607	\$	-	\$	583,637
6005	Resilient Flooring & Carpet Division 9	\$,	\$	-	\$	587,607
6005	Fabric Wrapped Panels Architextures	_	35,000	Ė		_	35,000
6005	Painting and Intumescent Coating NW Complete	\$	307,207	\$	-	\$	307,207
6005	Signage Sign Wizards	\$	18,524	\$	-	\$	18,524
6005	Toilet Compartments Barclay Dean	\$	74,509	\$	-	\$	74,509
6005	Toilet and Bath Accessories Barclay Dean	\$	52,166	\$	-	\$	52,166
6005	Fire Protective Smoke Curtains Interior Tech	\$	78,869	\$	-	\$	78,869
6005	Security/Detention Equipment CML Security	\$	156,745	\$	-	\$	156,745
6005	Window Washing Equipment Steelkorr	\$	66,089	\$	-	\$	66,089
6005	Window Treatments Iris	\$	112,776	\$	-	\$	112,776
6005	Elevators Kone	\$	2,872,300	\$	-	\$	2,872,300
6005	Mechanical Holaday-Parks	\$	7,756,887	\$	188,000	\$	7,568,887
6005	Electrical VECA	\$	8,930,683	\$	268,005	\$	8,662,678
6005	Earthwork, Site Demo & Utilities Interwest	\$	679,053	\$	174,173	\$	504,880
6005	Site Concrete MidMountain	\$	785,000	\$	-	\$	785,000
6005	Fences & Gates Secure-A-Site	\$	23,175	\$	-	\$	23,175
6005	Irrigation and Planting A-1 Landscape	\$	612,434	\$	-	\$	612,434
6005	Direct Costs Subtotal:	\$	38,938,486.00	\$	739,419	\$	38,199,067
6005	Provisional Sums / Allowances / Phasing	\$	380,000	\$	-	\$	380,000
6005	Design Contingency	\$	150,000	\$	-	\$	150,000
6005	Negotiated Support Services	\$	3,095,813	\$	57,388	\$	3,038,425
6005	Risk Contingency at 3%	\$	1,276,929	\$	-	\$	1,276,929
6005	NSS, Bonding, Insurance, Contingencies Subtotal:	\$	4,902,742	\$	57,388	\$	4,845,354
6005	Max Allowable Const Contract (MACC):	\$	43,841,228	\$	796,807	\$	43,044,421
	GCCM General Conditions and Fee			\$	-		
6005	GCCM Specified General Conditions	\$	2,565,843	\$	358,827	\$	2,207,016
6005	GCCM Fee @ 6.2% (incl credit from Hoffman of \$243,821 for C	\$	2,474,335	\$	44,858	\$	2,429,477
6005	GCCM General Conditions and Fee Subtotal:	\$	5,040,178	\$	403,685	\$	4,636,493
6005	MACC + GCCM General Conditions and Fee	\$	48,881,406	\$	1,200,492	\$	47,680,914
6004	GCCM Preconstruction Services						
6004	GCCM Preconstruction Services	\$	1,264,527	\$	1,030,020	\$	234,507
6004	Chiller Work Performed under Preconstruction	\$	319,133	\$	319,133	\$	
6005	GCCM Preconstruction Services Subtotal:	\$	1,583,660	\$	1,349,153	\$	234,507
6005	Total Construction Cost (TCC):	\$	50,465,066	\$	2,549,645	\$	47,915,421
6005	State Sales Tax on TCC:	\$	4,895,111	\$	233,664	\$	4,661,447
6005	Total Construction Cost + Sales Tax:	\$	55,360,177	\$	2,783,310	\$	52,576,868

DAC	Category / Description	Current Budget		Cost to Date		Cost to Complete	
Projec	t Soft Costs / Owner-direct Work						
DAC	Owner Direct Work			\$	-		
1011	Regular Salaries	\$	646,080	\$	338,054	\$	308,026
2013	Personnel Benefits	\$	223,188	\$	119,087	\$	104,102
3110	Miscellaneous Supplies	\$	10,000	\$	3,460	\$	6,540
4101	Professional Services	\$	20,000	\$	7,308	\$	12,692
4901	CH Project Misc	\$	80,000	\$	73,046	\$	6,954
6000	Capital Costs	\$	295,312	\$	295,313	\$	(0)
8401	OCIP Program / Builder's Risk	\$	788,032	\$	788,901	\$	(869)
9125	Interfund Security	\$	32,267	\$	19,769	\$	12,498
9511	Interfund Space Rent	\$	166,391	\$	144,171	\$	22,220
9516	Interfund Energy Office	\$	1,923	\$	1,637	\$	286
9905	Interfund Training	\$	879	\$	729	\$	150
6001	Utility Work - Design & Construction	\$	72,870	\$	72,870	\$	(0)
6011	Property Acquisition	\$	448	\$	448	\$	-
5102	City of Everett Fees	\$	175,000	\$	4,109	\$	170,891
3101	Artwork Allowance	\$	-	\$	-	\$	-
3109	Technology Equipment <5k	\$	205,000	\$	-	\$	205,000
6411	Technology Equipment >5k	\$	55,000	\$	-	\$	55,000
3103	Signage / Wayfinding Fabrication & Install	\$	150,000	\$	-	\$	150,000
3104	Furniture Fixtures & Equipment <5k	\$	456,541	\$	189,431	\$	267,110
6003	Furniture Fixtures & Equipment >5k	\$	192,524	\$	-	\$	192,524
4902	Moves / Staff Relocations / Ti's	\$	700,589	\$	369,952	\$	330,637
4102	AE Programming, Site Options, SD	\$	1,400,030	\$	1,351,327	\$	48,703
4103	AE DD through PC	\$	3,968,460	\$	2,858,989	\$	1,109,471
6596	Siemens Security & Access Control	\$	503,084	\$	-	\$	503,084
3111	Exterior Canopy / Pedestrian Platform Allowance	\$	50,000	\$	9,517	\$	40,483
6597	1x1 Ceiling Tile Replacement Allowance	\$	25,000	\$	-	\$	25,000
4109	GCCM Compliance / PMCM / VE / Estimating / Auditing	\$	2,304,860	\$	970,357	\$	1,334,503
4114	Commissioning	\$	210,000	\$	_	\$	210,000
4118	Hazardous Materials Abatement & Demo	\$	4,679,585	\$	16,407	\$	4,663,178
4119	Hazardous Material Inspection / Reports	\$	780,329	\$	163,706	\$	616,623
4818	Haz Mat Abatement-Labor	\$	17,698	\$	-	\$	17,698
4120	Legal Testing / Special Inspection	\$	15,000 325,000	\$	5,402	\$	9,598 325,000
4122 4123	Survey Work	\$	15,000	\$	14,148	\$	325,000 852
4123	Traffic Consulting	\$	5,000	\$	4,149	\$	851
4124	Owner Work Subtotal:	\$	18,571,089	\$	7,822,288	\$	10,748,801
	Owner Project Contingency	\$	2,207,087	\$	- ,022,200	\$	2,207,087
	Subtotal Soft Costs:	\$	20,778,176	\$	7,822,288	\$	12,955,888
	Total Project Estimate to Complete:	\$	76,138,353	\$	10,622,511	\$	65,515,842

Total Budget Approved by Council on July 30, 2018: \$ 76,579,770

Art Allowance Reduction: \$ (441,417)

TOTAL APPROVED BUDGET: \$ 76,138,353

Over / (Under) Budget: \$ -

D. Approved Change Orders:

DAC	Description	Amount
	Precon Budget Reconciliation	(\$145,563)
	ASI #6 Increased Size of Steel Member	\$756
	Schedule Extension	\$0
	Design Addendum #4	(\$48,263)
	RFI #27 Wall Size Revision	\$653
	ASI #4 Retaining Wall Changes	\$812
	ASI #7 Retaining Wall Footing Changes	\$4,020
	RFI #47 Existing Wiring Corrections	\$3,220
	Total:	(\$184,365)

E. Contingency Status (Project):

Owner Contingency:

DAC	Description	Spend to Date	Balance
6005	July 30 th , 2018 Original Balance	(\$0)	\$2,207,087
6005	October 2018 Usage	(\$184,365)	\$2,391,585
	Total:	(\$184,365)	\$2,391,585

Hoffman Contingency:

DAC	Description	Spend to Date	Balance
6005	8/10/13 Original Balance	(\$0)	\$1,276,929
	Total:	(\$0)	\$1,276,929

Hoffman Allowances:

DAC	Description	Spend to	Balance
		Date	
		(Running	
		Subtotals)	
6005	Allowance – Addendum 4 not incorporated into bids	\$150,000	\$0
6005	Allowance – Replace existing faulty piping	(\$0)	\$25,000
6005	Allowance – Remove/reinstall items to facilitate work	(\$0)	\$100,000
6005	Allowance – MEP temp workarounds not identified	(\$0)	\$130,000
6005	Allowance – Non-backchargable trade damage	(\$0)	\$70,000
6005	Allowance – Selective OT to maintain schedule	(\$0)	\$40,000
6005	Allowance – Existing slab patching/infill not shown	(\$0)	\$15,000
	Total:	\$150,000	\$380,000

F. Pending Budget and Schedule Changes:

- 1. Revisions pending contract amendments
 - a. The project team is reviewing several changes requested by Hoffman and Performance Abatement related to concealed/unknown conditions.

G. Risk Management

1. Current Issues

- Discovery of previously concealed conditions:
 - 1. During removal of the contaminated soil on the north side of the Courthouse, it was discovered that the contamination was deeper than anticipated. The impact is still being determined at this time.
 - 2. The project team discovered that portions of the old detention home that was demolished in the mid-1960's had been abandoned in place beneath the North Plaza and required removal. Interwest, the project's earthwork contractor, uncovered and removed the buried elements.
 - During carpet removal behind the former District Court Clerk counter area, crews discovered asbestos-containing tile beneath the carpet. This should not impact schedule. Performance, the county's demolition and abatement contractor, is estimating cost.

2. Potential Project Risks

- Safety & Security:
 - 1. The project team remains diligent regarding potential undiscovered conditions inside and outside the building.
 - 2. The project team remains sensitive to the operational needs of Superior and District Courts, in order to minimize shutdowns resulting from noise or other disruptions. Communications between the Courts and construction field supervision is frequent and well-managed.
 - The project team is securing and safeguarding tools/materials and ensuring proper safeguards and notices are in place to control access to the construction areas. Hoffman is working with Washington Lighthouse for the Blind to assist with accessible walking routes for sight-impaired pedestrians.

H. Schedule: Planned activities for the next 6 weeks (activities in progress are highlighted in yellow).

	Addition, Existing Basement Remodel, RR Core				24-Sep-18	30-Jan-
Phase 1 - S				20-Nov-18		30-Nov-
C1913	Site Setup - Temporary Power to Site Trailers	VECA		20-Nov-18*		30-Nov
	lew Addition			04-Oct-18 A	04-Oct-18	08-Jan-
	orth Shearwall			04-Oct-18 A	04-Oct-18	14-Dec
C1043	NSW - Perform Abatement	AP		04-Oct-18 A	04-Oct-18	14-Dec
	ew Addition - Foundation & Structure			25-Oct-18 A	25-Oct-18	18-Dec
	New Addition - Foundation & Structure - SOG Down	DAZ		25-Oct-18 A	25-Oct-18	18-Dec
C1056.2	Addition - Mass Excavation	IW		25-Oct-18 A	25-Oct-18	14-Nov
C1049.2	Addition - Elevator Pit Underpinning	IW		05-Nov-18 A	05-Nov-18	13-Nov
C1745	Addition - Crane Pads	IW		15-Nov-18		16-Nov
C1049.3	Addition - Micropiles	IW		26-Nov-18		14-Dec
C1757	Addition - FRP 4" Rat Slab	IW		17-Dec-18		18-Dec
	ew Addition - Site Finishes	2004		15-Nov-18		08-Jan
C1620	Site - Demo & Excavate for New Memorial	IW		15-Nov-18		30-Nov
C1962	Site - Install Gas Line	PSE		29-Nov-18		30-Nov
C1621	Site - Install Utilities to New Memorial	IW		03-Dec-18		07-Dec
C1622	Site - Install Hardscape at New Memorial	MM		10-Dec-18		08-Jan
	asement Level Renovation			29-Oct-18 A	29-Oct-18	30-Jan
C1339	Existing BL - Layout / Frame New Walls @ Law Library / Corridor / Storag	AP		29-Oct-18 A	29-Oct-18	09-Nov
C1742	Existing BL - RI OH MEP	MULTI		12-Nov-18		11-Dec
C1755	Existing BL - Demo Footing / Bush Back Wall / D&E	IW		15-Nov-18		21-Nov
C1345	Existing BL - Complete Cover Inspections	HCC		12-Dec-18		12-Dec
C1340	Existing BL - RI Wall Mechanical	HP	3	18-Dec-18		20-Dec
C1341	Existing BL - RI Wall Electrical	VECA	3	18-Dec-18		20-Dec
C1347	Existing BL - RI Overhead Fire Sprinkler System	HP	30	18-Dec-18		30-Jan
Phase 1 - N	ew Restroom Core in Existing Building		66	24-Sep-18 A	24-Sep-18	27-Dec
Phase 1 - No	ew Restroom Core - Level 1		62	24-Sep-18 A	24-Sep-18	20-Dec
C1635	New RR L1 - Demo / Abate For New Restrooms	PAS	8	24-Sep-18 A	24-Sep-18	06-Nov
C1350	New RR L1 - Layout Walls / Install Top Track	AP	3	05-Nov-18 A	05-Nov-18	07-Nov
C1746	New RR L1 - Re-Apply Fire Proofing	IT	3	08-Nov-18		12-Nov
C1351	New RR L1 - RI Overhead Fire Sprinkler System	HP	4	13-Nov-18		16-Nov
C1353	New RR L1 - RI Overhead Electrical	VECA	7	13-Nov-18		21-Nov
C1352	New RR L1 - RI Overhead Mechanical	HP	6	19-Nov-18		28-Nov
C1354	New RR L1 - Frame Walls	AP	4	29-Nov-18		04-Dec
C1356	New RR L1 - RI Wall Electrical with Inspection	VECA	2	05-Dec-18		06-Dec
C1917	New RR L1 - Frame Ceilings	AP	2	05-Dec-18		06-Dec
C1355	New RR L1 - RI Plumbing	HP	10	05-Dec-18		18-Dec
C1918	New RR L1 - RI Hard Lids Part 1	VECA	2	07-Dec-18		10-Dec
C1358	New RR L1 - Hang GWB Walls	AP	5	14-Dec-18		20-Dec
Phase 1 - No	ew Restroom Core - Level 2		35	06-Nov-18 A	06-Nov-18	27-Dec
C1636	New RR L2 - Demo / Abate For New Restrooms	AP	13	06-Nov-18 A	06-Nov-18	12-Nov
C1374	New RR L2 - Interior Buildout Start	HCC	0	13-Nov-18		
C1375	New RR L2 - Layout Walls / Install Top Track	AP	3	13-Nov-18		15-Nov
C1747	New RR L2 - Re-Apply Fire Proofing	IT	3	16-Nov-18		20-Nov
C1376	New RR L2 - RI Overhead Fire Sprinkler System	HP	4	21-Nov-18		28-Nov
C1378	New RR L2 - RI Overhead Electrical	VECA	7	21-Nov-18		03-Dec

C1379	New RR L2 - Frame Walls	AP	4	07-Dec-18		12-Dec-18
C1935	New RR L2 - Frame Ceilings	AP	2	13-Dec-18		14-Dec-18
C1381	New RR L2 - RI Wall Electrical with Inspection	VECA	7	13-Dec-18		21-Dec-18
C1380	New RR L2 - RI Plumbing	HP	10	13-Dec-18		27-Dec-18
C1939	New RR L2 - RI Hard Lids Part 1	VECA	2	17-Dec-18		18-Dec-18
Phase 1 -	New Restroom Core - Level 3		33	06-Nov-18 A	06-Nov-18	24-Dec-18
C1637	New RR L3 - Demo / Abate For New Restrooms	AP	10	06-Nov-18 A	06-Nov-18	12-Nov-18
C1399	New RR L3 - Interior Buildout Start	HCC	0	13-Nov-18		
C1400	New RR L3 - Layout Walls / Install Top Track	AP	3	13-Nov-18		15-Nov-18
C1748	New RR L3 - Re-Apply Fire Proofing	IT	1	16-Nov-18		16-Nov-18
C1401	New RR L3 - RI Overhead Fire Sprinkler System	HP	4	19-Nov-18		26-Nov-18
C1403	New RR L3 - RI Overhead Electrical	VECA	7	19-Nov-18		29-Nov-18
C1402	New RR L3 - RI Overhead Mechanical	HP	6	27-Nov-18		04-Dec-18
C1404	New RR L3 - Frame Walls	AP	4	05-Dec-18		10-Dec-18
C1942	New RR L3 - Frame Ceilings	AP	2	11-Dec-18		12-Dec-18
C1406	New RR L3 - RI Wall Electrical with Inspection	VECA	7	11-Dec-18		19-Dec-18
C1405	New RR L3 - RI Plumbing	HP	10	11-Dec-18		24-Dec-18
C1946	New RR L3 - RI Hard Lids Part 1	VECA	2	13-Dec-18		14-Dec-18
Phase 1 -	New Restroom Core - Level 4		21	20-Nov-18		20-Dec-18
C1638	New RR L4 - Demo / Abate For New Restrooms	AP	21	20-Nov-18		20-Dec-18
Phase 1 -	New Restroom Core - Level 5		19	29-Nov-18		26-Dec-18
C1639	New RR L5 - Demo / Abate For New Restrooms	AP	19	29-Nov-18		26-Dec-18
Phase 2	- Existing Courthouse Renovation		10	07-Dec-18		20-Dec-18
Phase 2 -	Trial Courtroom Renovations		10	07-Dec-18		20-Dec-18
Phase 2 -	Courtroom 2B		10	07-Dec-18		20-Dec-18
C1657	Courtroom 2B - Demo / Abate Ceiling	AP	2	07-Dec-18*		10-Dec-18
C1727	Courtroom 2B - Fire Proofing	IT	3	11-Dec-18		13-Dec-18
C1658	Courtroom 2B - Replace Mechanical Boxes	HP	4	14-Dec-18		19-Dec-18
C1659	Courtroom 2B - Re-Term Electrical	VECA	3	18-Dec-18		20-Dec-18